

## AIRPORT LAND USE COMMISSION

**August 17, 2005**

Minutes of the Regular Meeting of the Airport Land Use Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 1:30 p.m.

PRESENT: COMMISSIONERS JAMES GLEIM, JOHN CROMWELL, TERRY ORTON, ROBERT TEFFT, GERRIT VANDERZIEL AND CHAIRMAN ROGER OXBORROW

ABSENT: COMMISSIONER RICHARD POTTRATZ

STAFF: BILL ROBESON, AIRPORT LAND USE COMMISSION PLANNER

Chairman Oxborrow calls the meeting to order.

The following action minutes are listed as they were acted upon by the Airport Land Use Commission and as listed on the agenda for the Regular Meeting of August 17, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

ROLL CALL

PUBLIC COMMENT PERIOD: None

Bill Robeson states there are no changes to today's agenda.

1. **Minutes** of the June 15, 2005 and July 20, 2005 meetings are submitted for approval. **Thereafter a motion by Commissioner Orton, seconded by Commissioner Cromwell to approve the minutes of June 15 and July 20, 2005, as presented is discussed.** Commissioner Tefft questions the Accident Data Report that is noted in the minutes of June 15, 2005, to be presented at this meeting. Commissioner Gleim explains the reason the information is not available today. **Thereafter on motion of Commissioner Orton, seconded by Commissioner Cromwell and carried, in the absence of Commissioner Pottratz, the minutes of June 15 and July 20, 2005, are approved as presented.**

2. **Staff updates:**

Bill Robeson notes the Board of Supervisor's reappointment of Commissioner Gleim to another term on the Airport Land Use Commission. He also introduces Mr. Jim Binger, Commissioner Gleim's newly appointed Alternate. He updates the Airport Land Use Commission (ALUC) on the California Coastal Commission (CCC) status

of the appeal on the Mueller/Oceano Pavilion project. He states the CCC has set a tentative 'de novo' hearing for September 14 through 16, 2005; noting this is subject to change. He gives a status of the SLO Marketplace proposal reconsideration decision by the County Board of Supervisors (BOS) at their August 2, 2005, meeting. He states the County will reactivate the project for review process. He notes the ALUC will see this project as a referral again, discusses some changes to the proposal and issues that may come forward with proposed housing. He estimates a formal referral to come forward in the next few months.

Bill Robeson discusses finalizing the San Luis Obispo Airport Master Plan, moving forward to the BOS and projected kick-off for the public review process of the Master Plan. Chairman Oxborrow questions if the process of the Airport Master Plan will have any impact to the San Luis Obispo Airport Land Use Plan (ALUP). Bill Robeson responds the ALUP will be subject to updates. He also notes the need for an additional subcommittee member due to the recent resignation of Tom Sled as ALUC Alternate and subcommittee member. He further discusses the Oceano ALUP amendment projection with the Master Plan process.

Commissioner Tefft comments on the Oceano ALUP proposed draft previously prepared, comments on the changes that have been mentioned and recommends moving forward with the document that has already been developed.

Bill Robeson discusses bringing the draft of both the Master Plan and proposed Oceano ALUP draft together for review at public meetings.

Commissioners further discuss the above matter. Commissioner Gleim nominates Mr. Binger to replace Tom Sled on the Oceano ALUP subcommittee. Chairman Oxborrow confirms the nomination and states the ALUC subcommittee members will now consist of Commissioners Vanderziel, Tefft, Alternate Jim Binger and Bill Robeson, County Staff. Commissioner Gleim discusses the Accident Data Report and questions if there could be an update on the Airport Noise Data from Airport Staff.

Martin Pehl, Assistant Airports Manager, responds yes. He further comments on a petition the Airport received a few weeks ago from a mobile home park in San Luis Obispo located under the center line of the Airport. He states they are demanding a change in flight paths; he discusses the impact of this petition and response from the Airport Staff.

Gleim questions the recent airplane accident that occurred in the SLO Airport area.

Martin Pehl reports on the air accident that recently occurred. He comments on the flight path used, the terrain, scattered fog conditions and states it was a new pilot flying and possibly he was not familiar with the terrain. Commissioner Vanderziel questions if any engine failure occurred. Martin Pehl responds it is his understanding the accident was due to pilot error. Martin Pehl further discusses the need for approval from the FAA (Federal Aviation Administration) and process forecast for the Airport Master Plan.

3. This being the time set for hearing to consider a proposal by the **CITY OF SAN LUIS OBISPO** (Phil Dunsmore, Planner; City File No. 78-05, Applicant: Dan Lemburg) for a mandatory referral for determination of consistency or inconsistency for the rezoning of a site (3 parcels) known as the **Village Marketplace**, from Neighborhood Commercial with special considerations (CN-S) to Neighborhood Commercial Planned Development with special considerations (CN-PD-S). The site is already built out and is located at the corner of Broad Street and Orcutt Road in the City of San Luis Obispo (3212, 3220 and 3230 Broad Street). The site for the proposed rezone is located in San Luis Obispo Airport Safety Area S-2.

Bill Robeson describes the above project with overhead displays, discusses any noise concerns, and recommends a finding of consistency with the San Luis Obispo ALUP

Dale Lindberg, owner of the Village Marketplace, clarifies the number of parcels in the staff report should be 4 parcels, and states the expanded uses would have less impact than the current zoning allows.

Commissioner Tefft questions how the non-residential density was calculated, with Bill Robeson responding with the calculations. Commissioner Tefft further questions the parking calculations; with Mr. Robeson deferring to the City Staff for information and comments on other uses.

Michael Codron, City of San Luis Obispo (SLO) Planner responds there are mixed uses of restaurant and retail uses. He comments on the parking proposals and calculations.

**Matter if fully discussed, thereafter on motion by Commissioner Tefft, seconded by Commissioner Vanderziel and carried, in the absence of Commissioner Pottratz, this commission determines that the above referenced project is consistent with the San Luis Obispo County Regional Airport Land Use and is referred back to the City of San Luis Obispo, based on recommendations in the staff report.**

4. This is the time set for continued hearing to consider a proposal by the **CITY OF SAN LUIS OBISPO** for a recommendation to the CITY OF SAN LUIS OBISPO (Michael Codron, Associate Planner) for a mandatory determination of consistency or inconsistency with the San Luis Obispo Airport Land Use Plan for of the **Draft Airport Area Specific Plan (DAASP)**. The airport area is approximately 1,000 acres, and located about 2.5 miles south of the downtown of San Luis Obispo, within the city's urban reserve (see figure 2-1 in the DAASP). (Continued from the May 18, June 15, and July 20, 2005 meetings.)

Bill Robeson summarizes the hearings and subcommittee meetings on the above item and status of SLO City Council review. He comments on the issues the subcommittee and City Staff worked through, and compliments the City Staff for keeping the ALUC comments and ALUP policies in consideration with this

document. He welcomes further comments from the ALUC subcommittee members and recommends a determination of consistency with the ALUP.

Commissioner Tefft comments on the subcommittee meetings to review the DAASP and feels the City is following the guidelines of the ALUP. He states there is no residential proposed, and allowable uses are consistent with ALUP. He comments on the process in moving forward and states it is important to keep the guidelines in the ACOS (Airport Compatible Open Space Plan) in the AASP (Airport Area Specific Plan). Commissioner Orton discusses possible consistency concerns that have been addressed between the DAASP and the new Airport Master Plan. Commissioner Gleim questions the new Airport Master Plan and flight traffic problems that might develop as new proposals come through.

Martin Pehl responds the Airport hopes to receive grants for runway improvements and discusses construction projections. He further comments on the flight traffic rerouting, and estimates the percentage of increases in flight traffic.

Michael Codron passes out a memo with detailed information requested by the ALUC and presents a power point presentation of the above item. He discusses the proposals from the continued meetings and City Council meetings, and states the changes recommended by the ALUC are included in memo distributed today. He states the City Council approved the recommendations by ALUC at the June meeting and the issues raised by the ALUC were worked through at the subcommittee level. He further discusses the changes to the DAASP, City Council changes and the memo (Exhibit A) presented today. He discusses the DAASP effect on the ACOS and new ACOS policies in the DAASP to address any open space in perpetuity. He requests a finding of consistency by the ALUC for the DAASP and states he is available for questions.

Public Comment: no persons come forward for public comment.

Commissioner Tefft questions Mr. Codron on the long-term plan for the Agriculture (Ag) portion by Avila ranch and if it will remain Ag for long period of time.

Michael Codron responds yes it will remain Ag and explains the URL (Urban Reserve Line) and zoning for minimum parcel size. He states there is no further subdivisions for that property proposed and policies in DAASP encourage Ag use of that land.

Commissioner Orton states that Ag area was discussed and focused on at the Subcommittee meeting, along with the oil property with proposed changes would have to request an amendment to the DAASP and therefore come back before the ALUC for review. Chairman Oxborrow questions the ACOS and area parallel to Buckley Road for emergency landing.

Michael Codron responds why this land will not be developed and he discusses property in the airport area to be preserved as greenbelt area, dedication requirements and maintaining open space. He states the proposed dedication outside the URL and Ag buffer areas are likely to remain.

Commissioner Tefft further questions ACOS application.

Michael Codron responds and further discusses the ACOS boundaries.

**Matter is further discussed, thereafter on motion by Commissioner Tefft, seconded by Commissioner Orton, and carried in the absence of Commissioner Pottratz, this commission determines that the above referenced item is consistent with the San Luis Obispo County Regional Airport Land Use and is referred back to the City of San Luis Obispo, based on recommendations in the staff report.**

Meeting breaks

Meeting resumes

**5. Review of a proposed Resolution to the Oceano Airport Land Use Plan (ALUP).**

Bill Robeson gives a background of when this proposed Resolution for the Oceano ALUP was proposed in 2003. He states Tim McNulty, County Council, did not recommend the need for the above resolution; Staff concurs and feels this would put more limitations on the ALUP

Commissioner Tefft states this proposed resolution was based on the issues raised with Oceano Pavilion project. He explains this resolution is for consistency in the ALUP and all supporting documents for projects such as this, submitted to California Coastal Commission (CCC). He states he feels this is consistent with the Article noted, it adopts the language of the CalTrans handbook and it is compatible with the Airport area. He feels this will assist the ALUC in finding projects compatible with the Airport location and concepts that should be included in the Oceano ALUP as it goes forward for amendment; he feels this resolution should be approved in the interim. Chairman Oxborrow discusses imposing regulations in this area, public hearing process for amendments, consistency with the ALUP and determination for making a decision on this item today. He questions the timeframe for moving forward with the amendments to the ALUP with the Airport Master Plan.

Martin Pehl responds with the 12-month schedule to process for Airport Master Plan and impact to the ALUP.

Commissioner Tefft discusses the second to last paragraph in Section 2; interpretation of guidelines. Commissioner Vanderziel discusses the need for definition of guidelines for conditional projects proposed. Commissioner Gleim concurs to consider this resolution presented today and move forward with the amendment to the ALUP in parallel with the Airport Master Plan. He further discusses seeking the advise of County Counsel with the purpose desired by ALUC and the resolution proposed today.

Bill Robeson discusses planning referrals and information provided to clients. He recommends revising the rules the resolution is trying to relate and rewording it to be more workable with interpretation. He further discusses public noticing to Oceano residents, and Advisory Group for the proposed amendments to the ALUP and a resolution. He discusses community involvement, recommendations to present a public draft for review and strategy for moving forward with an amendment draft for September, and possibly a draft release in October with proper public notice.

Commissioners further discuss implementing goals without restraints in the resolution presented today or moving forward with an amendment to the ALUP. Chairman Oxborrow discusses the list of proposals and protocol, noticing requirements and projections to bring forward the draft amendments to the Oceano ALUP; **no action taken**.

There being no further business, this meeting is adjourned to September 21, 2005, at 1:30 p.m., in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Respectfully submitted,

Chris Macek, Secretary  
Airport Land Use Commission

## AIRPORT LAND USE COMMISSION

**September 21, 2005**

Minutes of the Regular Meeting of the Airport Land Use Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 1:30 p.m.

**PRESENT: NONE**

**ABSENT: COMMISSIONERS JAMES GLEIM, JIM HEGGARTY, TERRY ORTON, RICHARD POTTRATZ, ROBERT TEFFT, GERRIT VANDERZIEL, AND CHAIRMAN ROGER OXBORROW**

# **MEETING CANCELLED**

**NEXT SCHEDULED MEETING: WEDNESDAY OCTOBER 19, 2005, at 1:30 p.m. in the (new) County Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, CA., San Luis Obispo, CA.**

Respectfully submitted,

Chris Macek, Secretary  
Airport Land Use Commission